



Location
233 Langdon Street

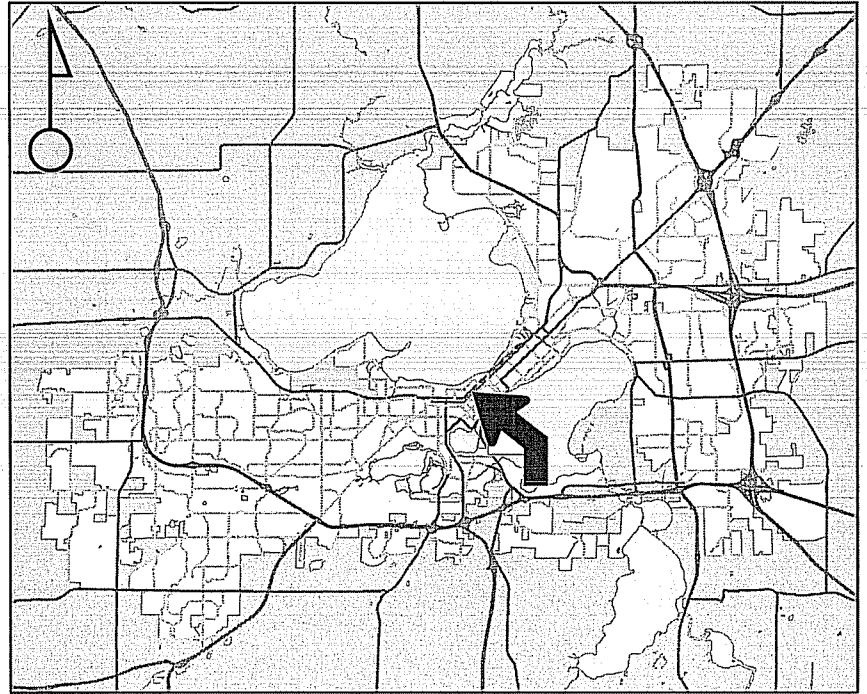
Project Name
233 Langdon Remodel

Applicant
Harold Langhammer/David Ferch

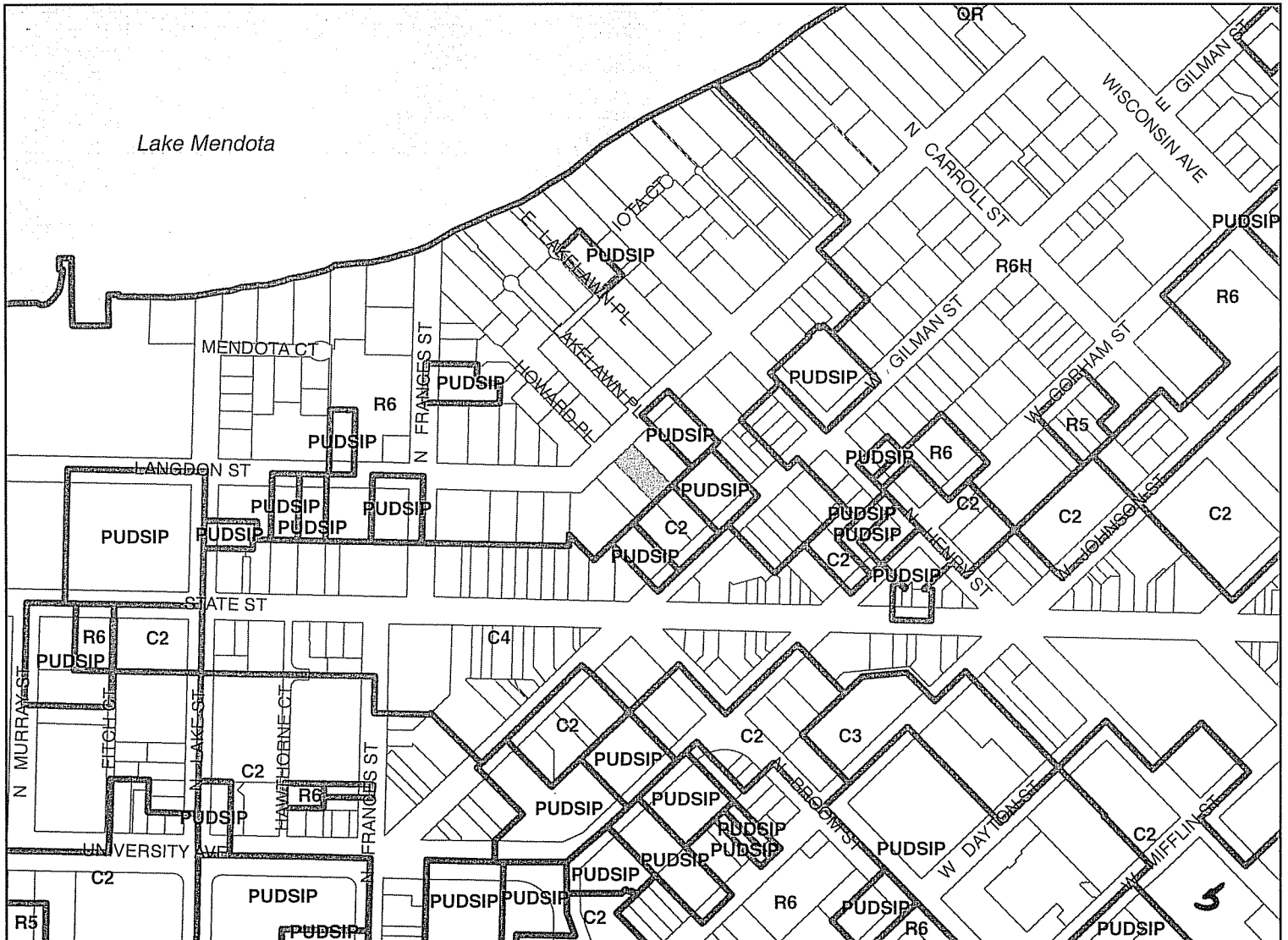
Existing Use
25 Unit, Single Residential
Occupancy Building

Proposed Use
Convert Former Fraternity House and
Single Residential Occupancy Building
Into a 20-unit Apartment Building

Public Hearing Date
Plan Commission
19 November 2007



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 November 2007





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

CITY OFFICE USE ONLY:	
Amt. Paid	\$ 550. ⁰⁰ Receipt No. 85861
Date Received	10/3/07
Received By	JLK
Parcel No.	0709-144-2005-8
Aldermanic District	8-Eli Judge
GQ	ZBA, CU, DDZ4, Hist Plac
Zoning District	R6-DDZ4 Hist Plac
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input type="checkbox"/> Waiver 10/2/07
Ngrhd. Assn Not.	<input type="checkbox"/> Waiver
Date Sign Issued	10/3/07

1. Project Address: 233 Langdon St Project Area in Acres: .20
Project Title (if any): 233 Langdon Remodel

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: 223 Langdon Street Group LLC Company: by Harold Langhammer
Street Address: 233 Langdon Street City/State: Madison Zip: 53703
Telephone: (608) 255-1767 Fax: (608) 255-6331 Email: info@centralapts.com
Project Contact Person: DAVID FERCH Company: DAVID FERCH, ARCHITECT
Street Address: 2704 GREGORY ST City/State: MADISON, WI Zip: 53711
Telephone: (608) 238-6900 Fax: (608) 233-9171 Email: dferch@it1s.com
Property Owner (if not applicant): same as applicant
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Remodel existing rooming house into apartments

Development Schedule: Commencement Jan 1, 2008 Completion May 15, 2008

5. Required Submittals:

- **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- **Filing Fee: \$ 550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.
- **FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: COMPREHENSIVE Plan, which recommends: THIS SITE IN THE LANGDON RES. SUB-DISTRICT for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

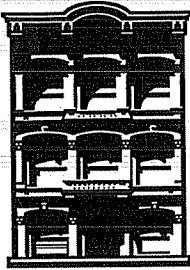
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 - Planner TIM PARKS Date 9/27/07 | Zoning Staff MATT TUCKER Date 9/27/07

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name DAVID FERCIH Date 10/3/07
 Signature [Handwritten Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner 223 Langdon Street Group, LLC by: Howard Ramsey Date 10/3/07
 Effective June 26, 2006



CENTRAL PROPERTIES

513 North Lake Street
Madison, WI 53703
Telephone: 608-255-1767

October 2, 2007

Madison Plan Commission
215 Martin Luther King, Jr. Blvd;; Rm LL-100
Madison, WI 53701-2985

Dear Commission Members,

This is our Letter of Intent for property located at 233 Langdon Street in Madison. The existing building is a 25 bedroom rooming house, and was formerly used as a fraternity. We wish to remodel the building into apartment usage with 20 units and a total of 25 bedrooms, which would rent for approximately \$700 per bedroom. All remodeling work would be within the existing envelope of the structure.

The gross square footage of the building would be 13,520, including basement and floors one through three. The lot size is 8,712 square feet (.20 acres). There are no parking stalls; there would be one loading berth and 20 bicycle/moped stalls.

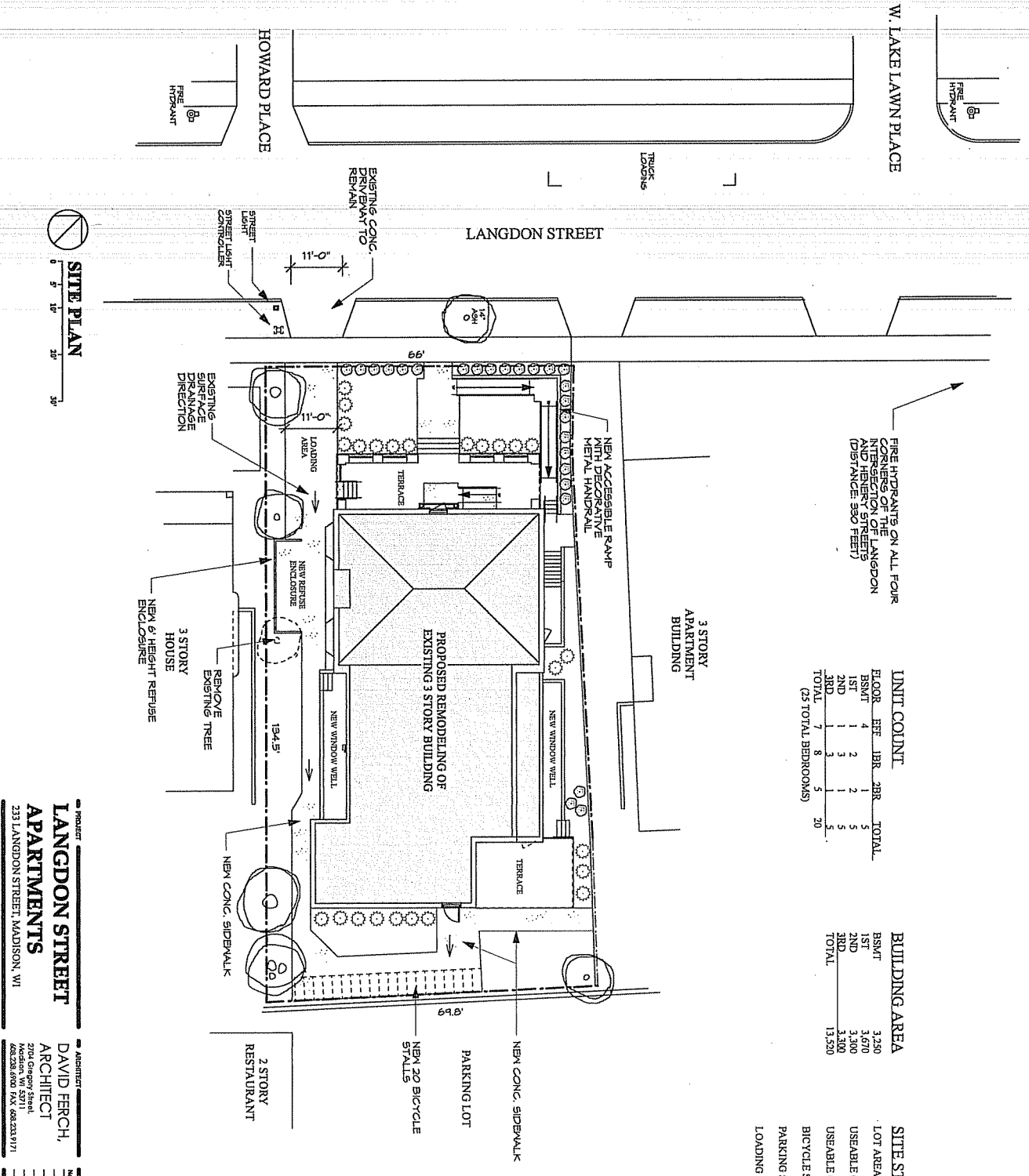
The development schedule, assuming this application is heard and approved at the Commission's November 19th meeting, is to finish construction drawings and begin construction at or near the first of January, 2008. The building is now vacant. The remodeling should take 4 to 6 months and the building should be available for use in May or August of 2008.

At this time, we are acting as our own general contractor. This may change, and if we hire a contractor we will timely contact your staff. The architect is David Ferch. The contact person at our office is Harold Langhammer or Garth Langhammer. The owner of the property is 223 Langdon Street Group, LLC, which consists of Harold Langhammer, Garth Langhammer and Phyllis Sanfilippo.

Please call me at the above telephone number if you require further information.

Sincerely,

223 Langdon Street Group, LLC, by:
Harold Langhammer



FIRE HYDRANTS ON ALL FOUR SIDES OF LOT (DISTANCE 390 FEET)

UNIT COUNT

FLOOR	EFF.	1BR.	2BR.	TOTAL
BSMT	4	2	2	5
1ST	1	3	1	5
2ND	1	3	1	5
3RD	1	3	1	5
TOTAL	7	8	5	20

(25 TOTAL BEDROOMS)

BUILDING AREA

FLOOR	AREA
BSMT	3,250
1ST	3,670
2ND	3,300
3RD	3,300
TOTAL	13,520

SITE STATISTICS

LOT AREA: 8,712 SQ. FT. (0.20 ACRES)	
USEABLE OPEN SPACE PROVIDED:	1,830
USEABLE OPEN SPACE REQUIRED: (25'x70') = 1,750	
BICYCLE STALLS: 20	
PARKING STALLS: 0	
LOADING AREA: 1	

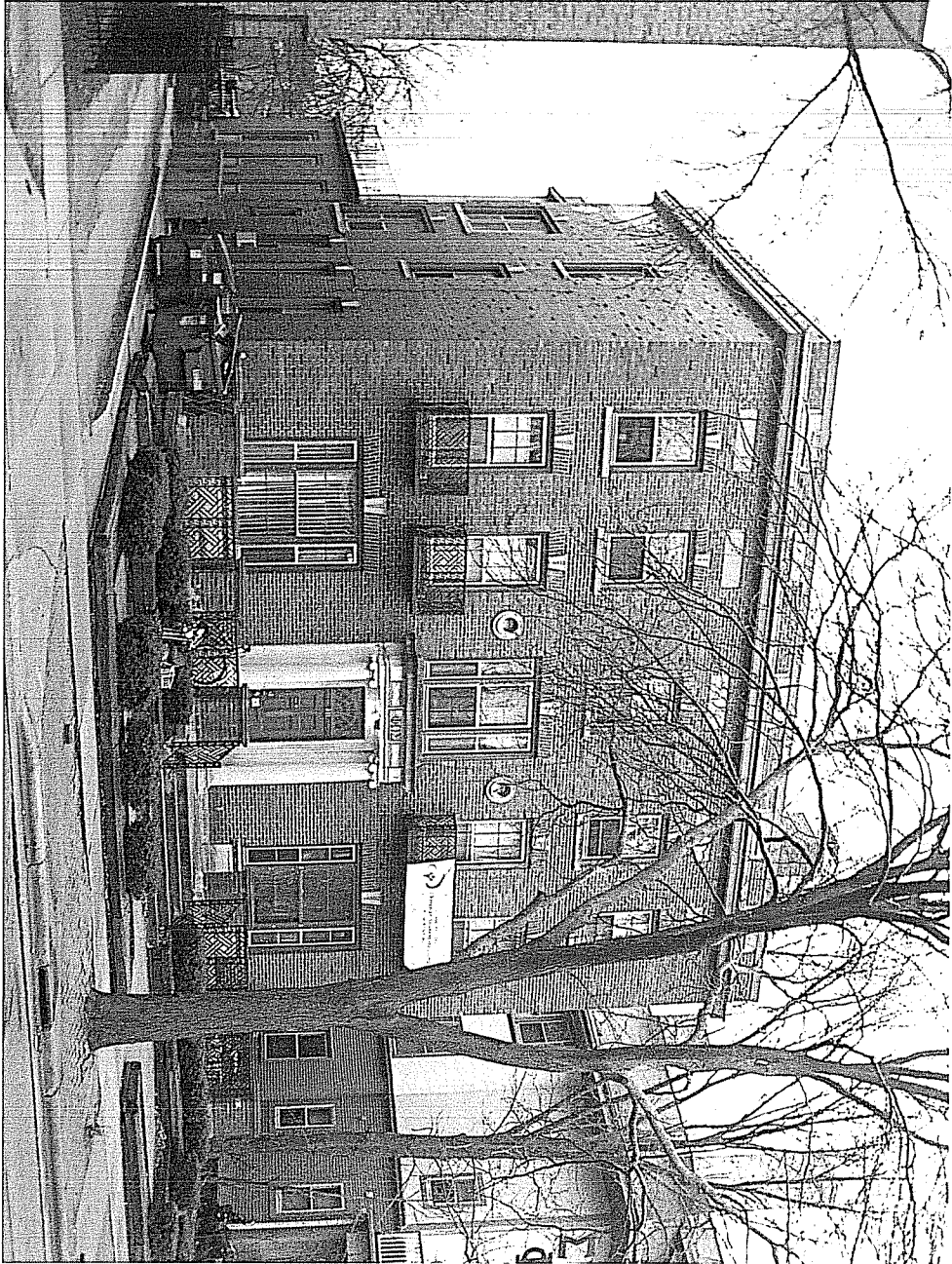
SHEET INDEX

- 1 SITE PLAN
- 2 PHOTO: LANGDON STREET
- 3 PHOTO: SIDE ELEVATION
- 4 BASEMENT DEMOLITION PLAN
- 5 1ST FLOOR DEMOLITION PLAN
- 6 2ND FLOOR DEMOLITION PLAN
- 7 3RD FLOOR DEMOLITION PLAN
- 8 BASEMENT PLAN
- 9 1ST FLOOR PLAN
- 10 2ND FLOOR PLAN
- 11 3RD FLOOR PLAN
- 12 LANGDON STREET ELEVATION
- 13 WEST ELEVATION
- 14 EAST ELEVATION
- 15 REAR ELEVATION

PROJECT
LANGDON STREET
APARTMENTS
 233 LANGDON STREET, MADISON, WI

ARCHITECT
DAVID FERCH,
ARCHITECT
 2711 Langdon Street
 Madison, WI 53711
 608.238.8900 FAX 608.233.9171

DATE
 10/3/07
1



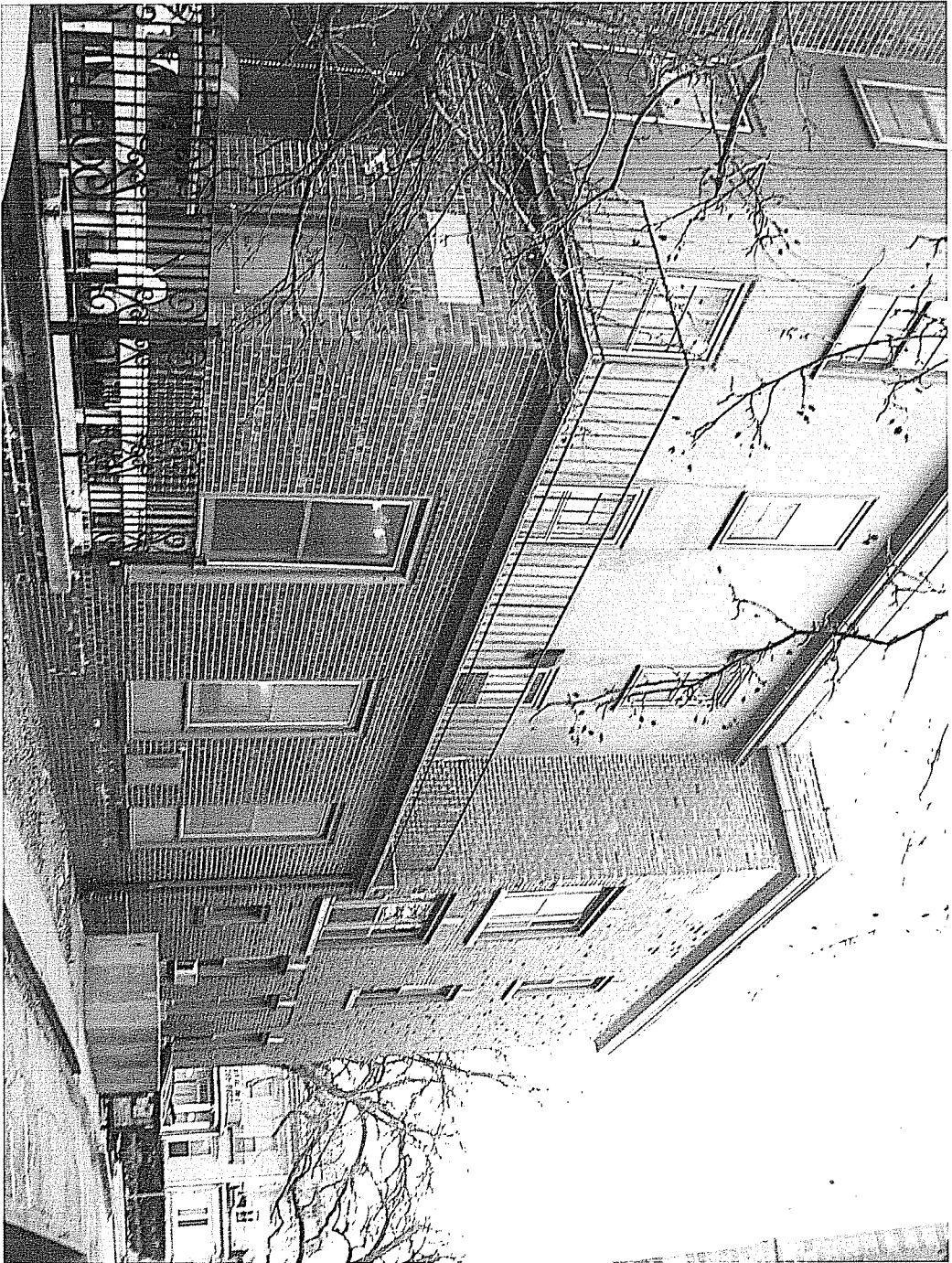
LANGDON STREET ELEVATION

Product
LANGDON STREET
APARTMENTS
 233 LANGDON STREET, MADISON, WI

Architect
DAVID FERCH,
ARCHITECT
 2704 Gregory Street,
 Madison, WI 53717
 608.263.9529 FAX 608.233.9171

No.	Date	Notes

DATE
 00228
 Project No.
 SHEET No.
2



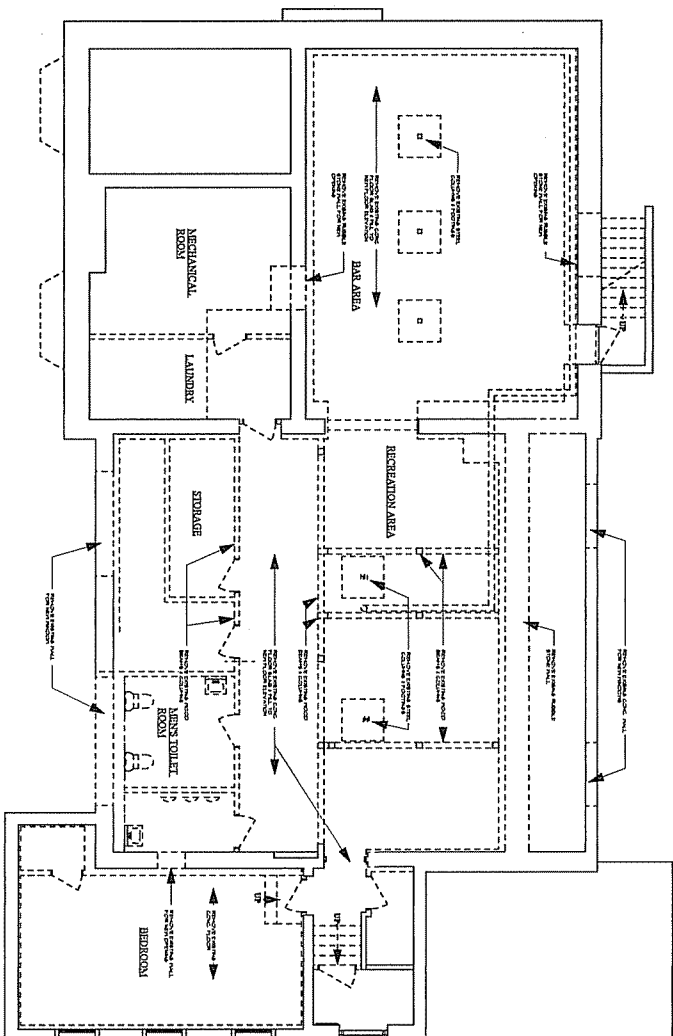
WEST ELEVATION

PROJECT
LANGDON STREET
APARTMENTS
 233 LANGDON STREET, MADISON, WI

ARCHITECT
DAVID FERCH,
ARCHITECT
 2704 Gregory Street
 608.258.4000 FAX 608.233.9171

NO.	DATE	REVISION

DATE: 10/3/07
 Project No.: 00228
 Sheet No.: **3**



BASEMENT DEMOLITION PLAN

0 5' 10' 20' 30'

DEMOLITION LEGEND

--- DEMOLITION

--- DEMOLITION

--- DEMOLITION

--- DEMOLITION

PROJECT

LANGDON STREET APARTMENTS

233 LANGDON STREET, MADISON, WI

ARCHITECT

DAVID FERCH, ARCHITECT

2014 Gregory Street
Madison, WI 53711
608.261.1971

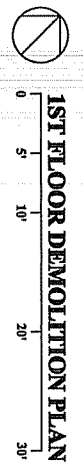
No.	Date	Revised

DATE

00228 10/3/07

PROJECT NO.

4



1ST FLOOR DEMOLITION PLAN

PROJECT
LANGDON STREET
APARTMENTS
 233 LANGDON STREET, MADISON, WI

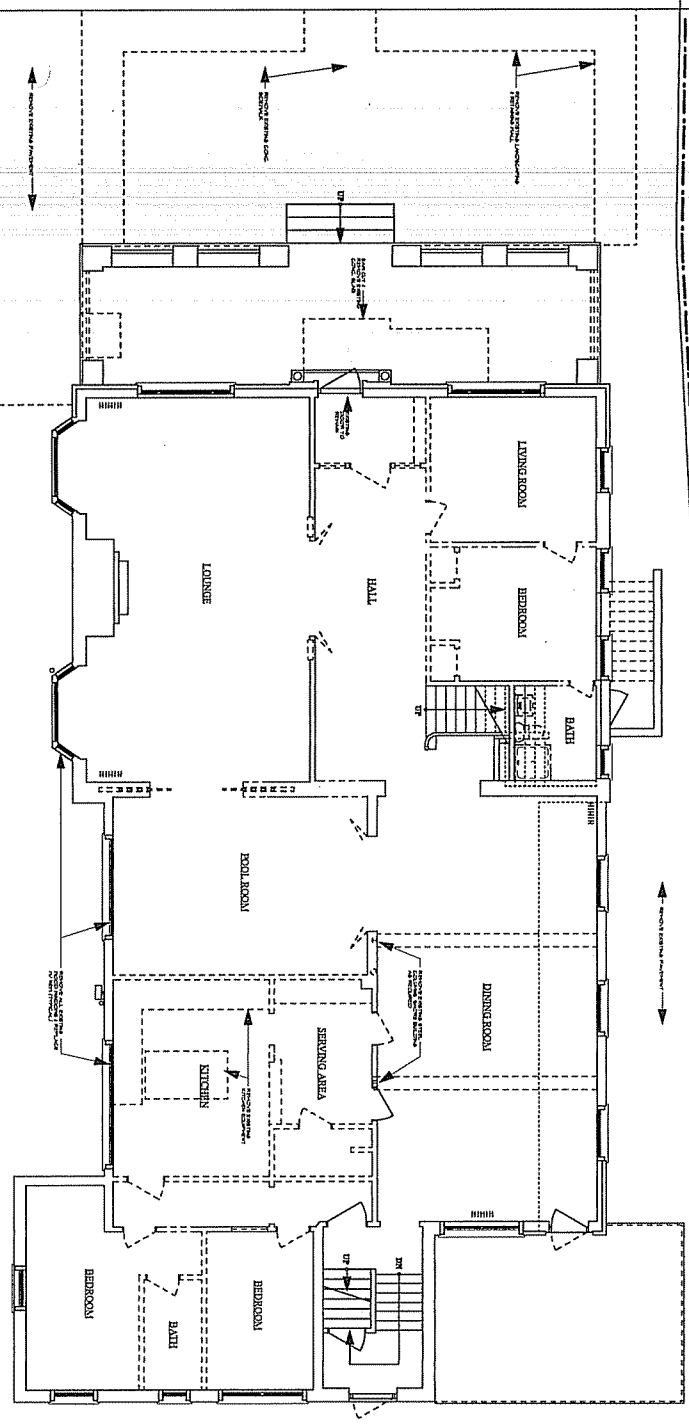
ARCHITECT
DAVID FERCH,
ARCHITECT
 2704 Gregory Street,
 Madison, WI 53706 FAX: (608)233-1271

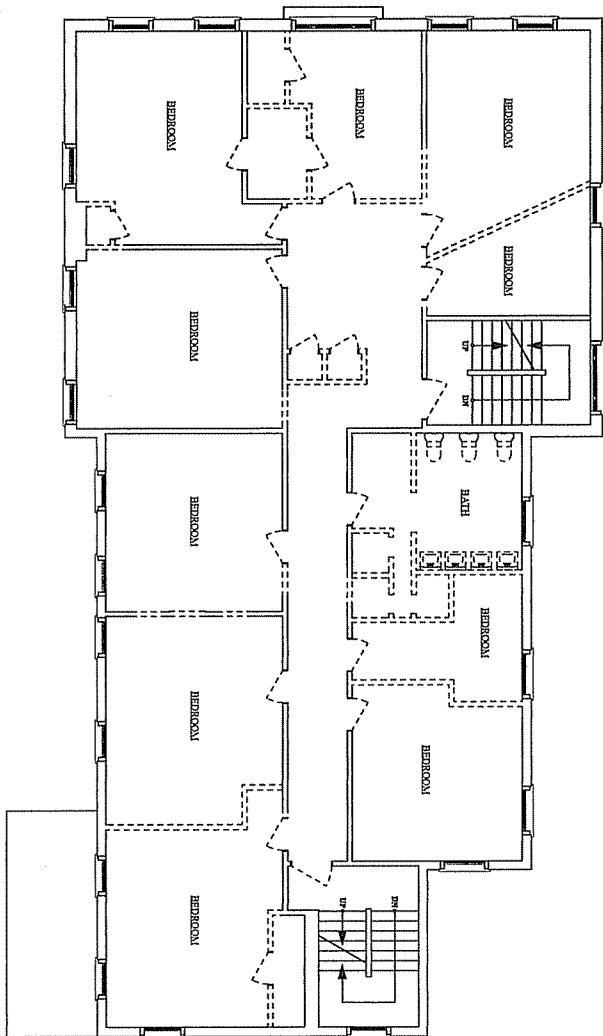
No.	Date	Issue

DATE	PROJECT NO.	DATE
10/3/07	00228	

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DEMOLITION LEGEND
 --- ROOMS TO BE DEMOLISHED
 --- ROOMS TO BE MAINTAINED





DEMOLITION LEGEND:
 --- EXISTING WALLS TO BE REMOVED
 --- EXISTING PARTIAL WALLS TO BE REMOVED



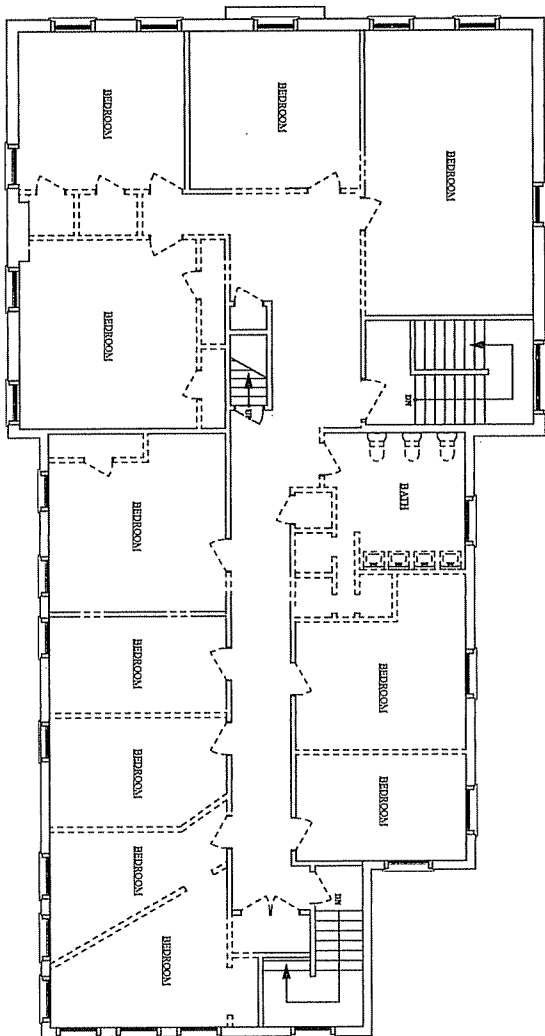
2ND FLOOR DEMOLITION PLAN
 0 5' 10' 20' 30'

PROJECT
LANGDON STREET APARTMENTS
 233 LANGDON STREET, MADISON, WI

ARCHITECT
DAVID FERCH, ARCHITECT
 2704 Gregory Street
 408.238.9700 FAX 408.233.9171

No.	Date	Issue

DATE
 00228 10/3/07
 Project No.
 SHEET NO. **6**



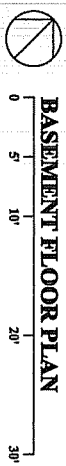
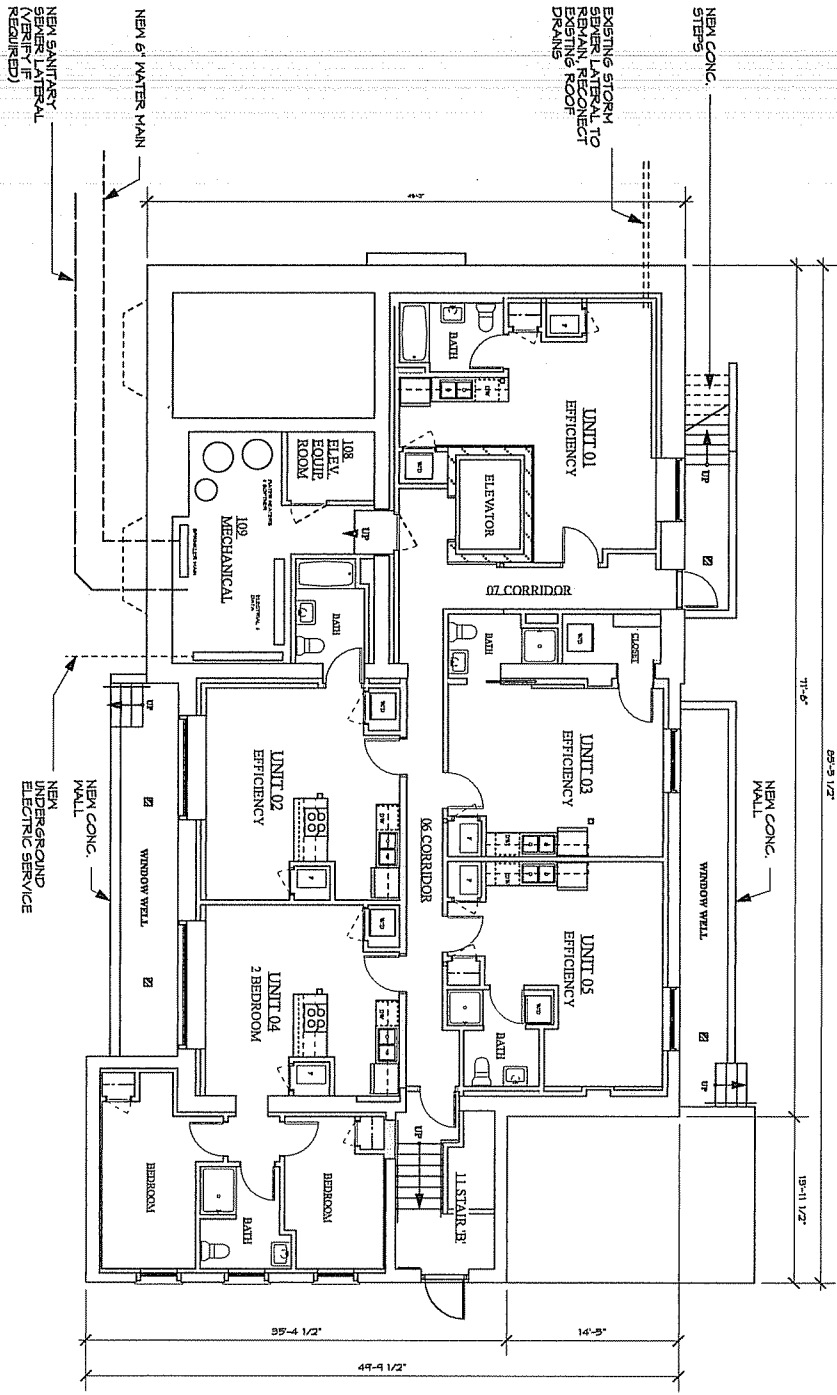
3RD FLOOR DEMOLITION PLAN
 0 5' 10' 20' 30'

PROJECT
LANGDON STREET
APARTMENTS
 233 LANGDON STREET, MADISON, WI

ARCHITECT
DAVID FERCH,
ARCHITECT
 204 Oregon Street
 408.238.6000 FAX 408.233.9171

No.	Date	Issue

DATE
 10/5/07
PROJECT
 00228
DATE
7



PROJECT
LANGDON STREET
APARTMENTS
 231 LANGDON STREET MADISON, WI

ARCHITECT
DAVID FERCH,
ARCHITECT
 2014 Gregory Street
 Madison, WI 53711
 608.223.9771

No.	Date	Revised

DATE
 00228
 10/3/07
PROJECT NO.
8

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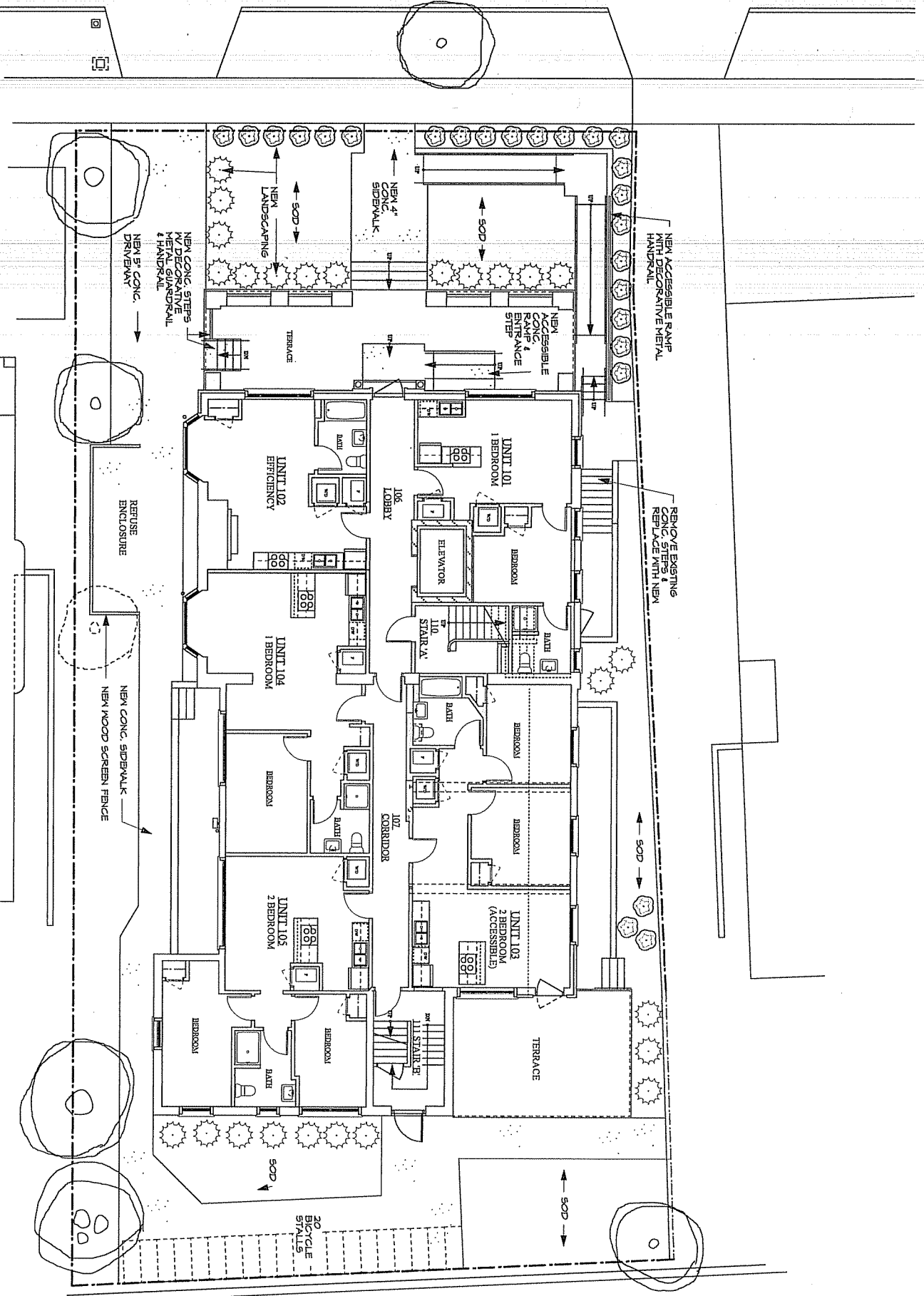
1ST FLOOR PLAN

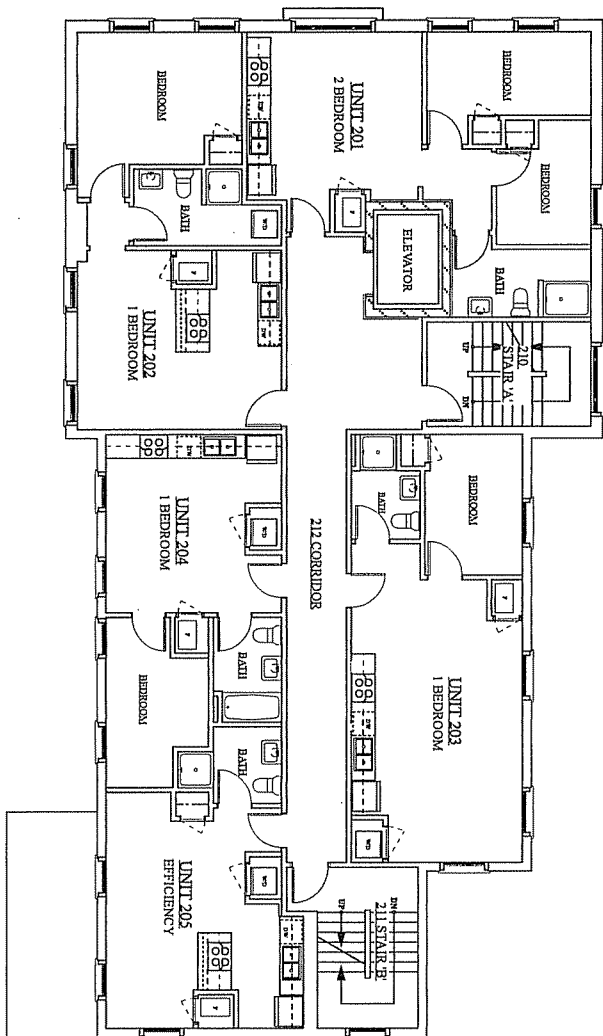
PROJECT
LANGDON STREET
APARTMENTS
 231 LANGDON STREET, MADISON, WI

ARCHITECT
DAVID FERCH,
ARCHITECT
 2704 Gregory Street,
 Madison, WI 53711
 608.263.9750 FAX: 608.233.9171

No.	Date	Revised

DATE 00228 10/3/07
PROJECT Langdon Street
SHEET NO. 9





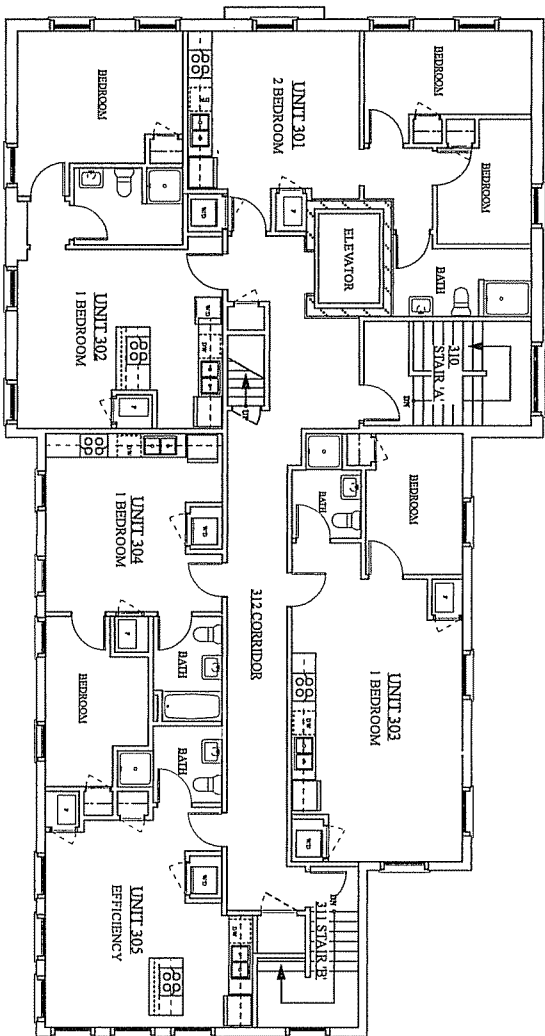
2ND FLOOR PLAN
 0 5' 10' 20' 30'

PROJECT
LANGDON STREET
APARTMENTS
 213 LANGDON STREET, MADISON, WI

ARCHITECT
DAVID FERCH,
ARCHITECT
 2704 Gregory Street
 608.258.4700 FAX 608.233.9171

No.	Date	Issue

DATE
 00228
 Project No.
 SHEET NO.
10
 10/3/07



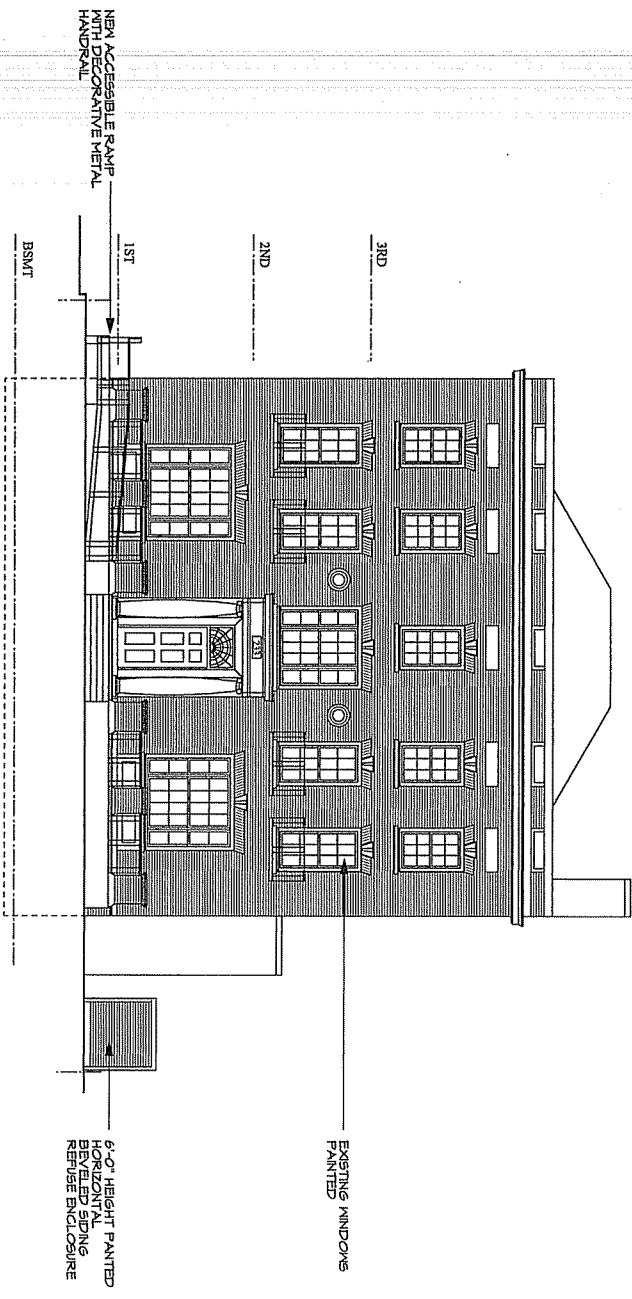
3RD FLOOR PLAN
 0 5' 10' 20' 30'

PROJECT
LANGDON STREET
APARTMENTS
 231 LANGDON STREET, MADISON, WI

ARCHITECT
DAVID FERCH,
ARCHITECT
 2704 Orange Street
 Madison, WI 53711
 608.258.0100 FAX 608.258.1171

No.	Date	Revised

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LANGDON STREET ELEVATION

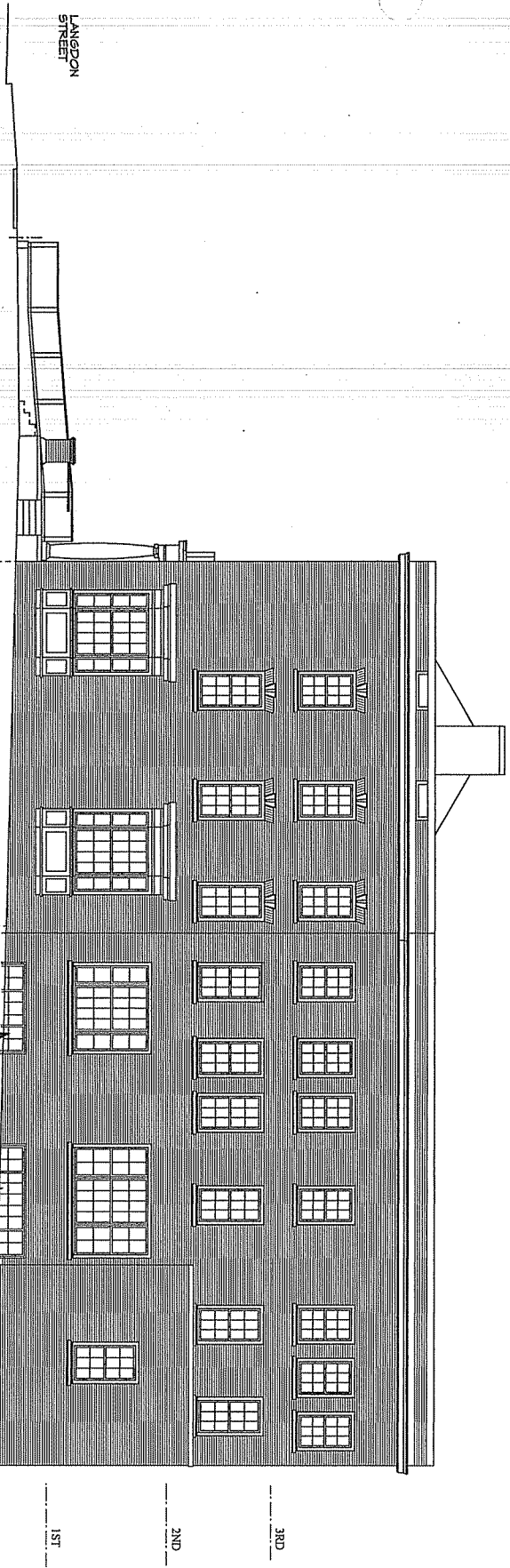


PROJECT
LANGDON STREET
APARTMENTS
 233 LANGDON STREET, MADISON, WI

ARCHITECT
DAVID FERCH,
ARCHITECT
 2014 Gregory Street,
 Madison, WI 53711
 608.261.1751

No.	Date	Issue

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WEST ELEVATION



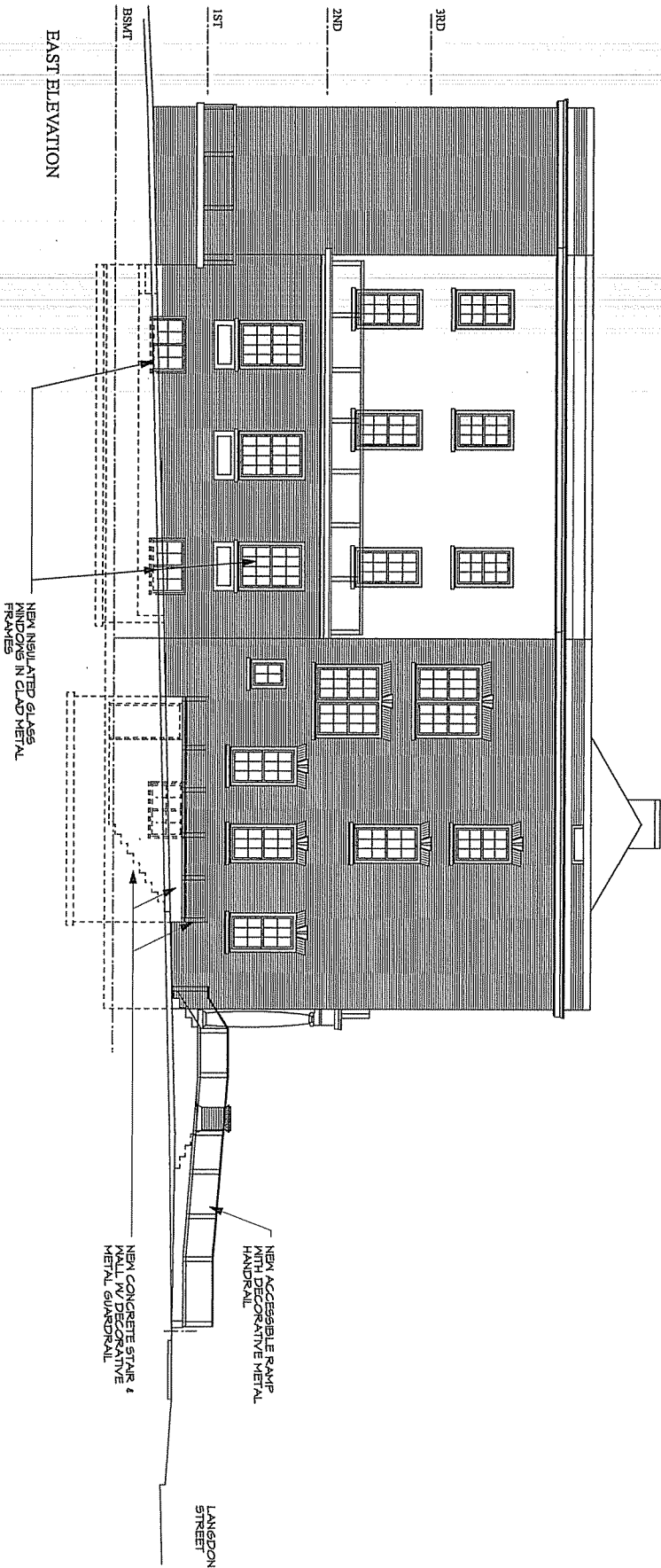
PROJECT
LANGDON STREET
APARTMENTS
 2331 LANGDON STREET, MADISON, WI

ARCHITECT
DAVID FERCH,
 ARCHITECT
 2024 Gregory Street
 Madison, WI 53703
 608.228.6000 FAX 608.228.9171

No.	Date	Revised

DATE
 00228 10/3/07
 Project No. _____
 SHEET No. **13**

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Product
LANGDON STREET
APARTMENTS
 233 LANGDON STREET, MADISON, WI

Architect
DAVID FERCH,
ARCHITECT
 2704 Gregory Street
 Madison, WI 53717
 608.263.8829 FAX 608.263.8171

No.	Date	Issue

DATE
 00228 10/3/07
Project No.
 00228
SHEET No.
14

HVAC CONDENSING UNITS ON
ROOF BEHIND ROOF PARAPET
(TYPICAL)

3RD

2ND

1ST

BSMT

REAR ELEVATION

NEW SYNTHETIC
STUCCO OVER
EXISTING PLASTER



PRODUCT
**LANGDON STREET
APARTMENTS**
233 LANGDON STREET, MADISON, WI

ARCHITECT
**DAVID FERCH,
ARCHITECT**
2704 Gregory Street,
Madison, WI 53711
608.258.0900 FAX 608.253.0171

No.	Date	Issue

DATE
PROJECT NO. 00228
DATE 10/5/07
SHEET NO. 15

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